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With Waterfront and Riparian Rights. (Opposite 110th St., Manhattan)

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So if you are lucky enough

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SEND FOR A MAP

And examine the property.

We have been allowed

Very little money

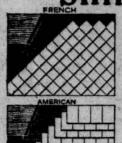
to be one of the few

CITY REAL ESTATE.

CITY REAL ESTATE.

THE NEW YORK HERALD, SUNDAY, APRIL 23, 1922.

A Permanently



You may take extreme precaution against fire from WITHIN your house and still be endangered from WITHOUT. Ambler Asbestos Shingles will permanently safeguard you from your neighbors' carelessness. Made of asbestos and cement, no flame can ignite these slatelike shingles that grow stronger with age. The hottest sparks fall harmless and die on an Ambler roof.

Asbestos Shingle, Slate & Sheathing Company

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New York Office: 828 Woolworth Building.

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GO DUELL

May 6th

lots (ready for building) and two private dwellings

on Van Wyck Boulevard. Suwanee Ave. 111th Ave., 133-134-135-138-139 Streets Dunton, Jamaica, L. I.

ON THE PREMISES

In a tent, rain or shine By order of HOLLAND S. DUELL,

Titles insured free by Title Guarantee Trust Co.

This is one of the beautiful developments

that is putting the "Make" in Jamaica!

Go today and examine it.

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J. CLARENCE DAVIES, Inc. 149th St. and Third Ave. 51 East 42nd St.

JOSEPH P. DAY, Inc. 67 Liberty St. Agents and Auctioneers

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Perhaps More-Perhaps Less-Any Price You Bid We know of no lots in Elmhurst for sale at double these figures. BUT you may be surprised if you attend the sacrifice

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459 CHEAP LOTS

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Caldwell, Homans & Lewis Avs., Wool, Bowne, Madison & Jefferson Sts., &c., &c., Close to Both

Grand St. & Queens B'lvd With trolley cars to 50th St., Delancey St. and Park Row, N. Y., and Brooklyn. Tax Exemption of New Buildings Applies for Another Year.

TERMS: Small Monthly Instalments, 70% on Mortgage or Discount for Cash. Titles Insured by Title Guarantee and Trust Co. Write, call or telephone for lilustrated Map.

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IN THE DISTRICT COURT OF THE UNITED STATES FOR THE

Southern District of New York—In Bankruptcy.—In the matter of BEINHAUER BROS. CANDY CO., INC., GUSTAVE H. BEINHAUER, EDWARD F. BEINHAUER, Bankrupt.—Chas. Shongood, U. S. Auctioneer for the Southern District of New York in Bankruptcy, sells Thursday, April 27th, 1922, by order of the court, at 12 Noon, at Real Estate Exchange Salesroom, 16 Vesey St., Borough of Manhattan, assets of the above bankrupt, consisting of all the right, title and interest of the trustee of whatsoever kind and nature, whether represented thru ownership of shares of stock or otherwise in the following described real estate:

Parcel No. 1—5-story and basement factory building, known as Nos. 617-623 West 47th Street, New York City, size 100x100.5 ft., containing 100% sprinkler system with necessary tanks, pumps, valves, stopcocks, etc., 2 freight elevators, 2 100-H. P. boilers and 1 100-H. P. Cerliss engine with 72 in. fly wheel, subject to mortgages aggregating \$135,000.

Parcel No. 2—2 annd 3 story brick factory and office building known is Nos. 613-615 West 47th Street, size 50x100.5 ft., subject to a first fortgage of \$20,000. Parcel No. 3-1-story frame and brick stable. known as 611 West 47th Street, size 251100.5 ft.

Parcel No. 4—1 and 2 story frame and brick stables, known as Nos. 618 West 47th Street, size 50x100.5 ft., subject to a mortgage of

Property may be inspected any day before sale between 9 A. M. LAWRENCE BERENSON, Trustee.

SEAMAN MILLER, Referee, 2 Rector St., N. Y. City. YANKAUER & DAVIDSON, Attorneys for Trustee, 261 Bway, N. Y.

Help Wanted Advertisements in The New York Herald are productive of the best kind of commercial and domestic help. Telephone Worth 10000. Fireproof

Shingle Roof

New York Office: 828 Woolworth Bullding.

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TO SECURE A MODERN 5-STORY RESIDENCE OF 20 ROOMS AND 7 BATHS.

Just completed in most artis-tic manner in Turtle Bay Gardens, No. 246 East 49th Street, designed by a prominent Architect for his own occupancy. Would appeal to artistic people, particularly the Garden Living Room. The antique mantels, iron work, stained glass, plastering, etc., would delight the heart of an antiquarian.

Can be seen by appointment only Apply to your own broker or THOMAS T. HOPPER CO., Builders, 101 Park Ave., N. Y. City. Phone 7799 Vanderbilt

Berough of Brooklyn-Sale or Rent.

A Home a Garage -and a Bargain!

We have only two left of the new, beautiful modern residences, each with a private garage, which will be sold at a real sacrifice, in the down town heights section of Brooklyn.

Five minutes to Wall Street! Stations to three subways!

Walking distance of Brooklyn downtown shopping district! Small initial payment, balance on easy terms!

Here is an unusual opportunity for anyone desiring to own a lovely home. Phone or write.

Heatherton Realty Associates 45 West 34th Street, N. Y.

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Above 14th St. to 39th St. (inclusive).

OVER 30% NET YEARLY 16 FAM. 37 FT. HOUSE ALONGSIDE 59 ST. BRIDGE

\$7,800 actual rental. Price only \$38,000 Cash Required \$5,000. W. D. SLOANE Owner, 30 East 42d St.

137 and 139 East 28th St. PLOT 45x100.

Two 4 story buildings.
suitable for business.
M. B. LARKIN, 55 Liberty St., New York.

244 & 246 West 39th St.

PLOT 38x100.
Two 4 story buildings.
Possession 00 days; below market value.
M. B. LARKIN, 55 Liberty St., New York.

Lexington Avenue below 34th Street.
Four story building on lot 21.11x00.
F. & G. PFLOMM, 1333 BROADWAY. 50 Foot Corner on 6th Avenue IN THE FIFTIES
For Sale. Reasonable Price.
F. & G. PFLOMM. 1333 BROADWAY.

Vicinity 42d St., near Madison Av. Four story and basement building, on 25x100, for sale or to lease for a long t F. & G. PFLOMM, 1333 Broadway.

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NORTH SIDE 90TH ST.
BETWEEN PARK &
LEXINGTON AVES. SIZE 75x100

Can arrange financing for 9story apartment house MANDEL-EHRICH CORP. 9 EAST 46TH ST. TELEPHONE VANDERBILT 02

756 PARK AVE., COR. 72D ST. 4 Story & Basement Dwelling servants' rooms, bath, Electric ligh Price \$125,000, Mortgage \$65,000,

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ory new law apartment, East 60s. All m apartments, with bath; not heated. JOHN PETERS, 210 EAST 14th ST. Yorkville Double Flat

JOHN PETERS, 210 E. 14th St.

1024 PARK AVE. NEAR 36TH ST.
Five story American basement dwellings,
15 rooms and 6 baths; Otfs elevator, &c.
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123d St., near Lex. Av. 2 4-story double fints: races and boilers; 5 and bath each floor: \$17,500 each: fa-rable terms. M. B. LARKIN, 55 Liberty Phène Rector \$983 or Fordham \$255. Above 58th St.-5th Av. to North River.

TIMELY PURCHASES \$25,000 CASH over first mort-elevator apartment; choice location in the 70%.

\$55,000 Choice location; 8 story, fire broof; exceptional terms; convenient to 98th St. subway station.

\$35,000 Six story elevator apartment. 87.6x100; near frondway and 110th st. Settle

\$40,000 over first mortgage buys 5 story, extra wide, new law, walk-up, on prominent thorough-fare. Rent \$21,000. Small suiter. \$25,000 CASH buys 7 story apartment bouse, near 104th st. and Broadway, subway station; 50x100; 21 apartments.

Want syndicate or individual with \$150,000 cash to purchase group of high class apartment houses which have never changed hands. Price right: excellent terms. Rent \$175,000. Full particulars from NASSOIT & LANNING B'dway and 89th Mt. Tel. River. 8380.

630 WEST END AV., nodern improvement being installed; Bu tories and basement; private dwelling, 12 somms, i baths; price \$45,000; terms to be-trranged; brokers protected, RIBMAN, 27 bdgr st. Pinons John 678.

CITY REAL ESTATE. ve 39th St.-3th Av. to North River.

\$70,000 will buy FOUR STORY & BASEMENT RESIDENCE on lot 25x100 on 72d st., west of Brondway. F. & G. PFLOMM, 1333 BROADWAY. West End Av., near 100th St. Three story and basement dwelling FOR SALE, \$30,000. F. & G. PFLOMM, 1333 BROADWAY.

REASONABLY PRICED PARCELS Six story, high class Washington Heights elevator. Income over \$36,000. Can be bought for a little over five times the rental. Five story new law walk-up. Improvements. 40x100. Income over \$9,500. Can be bought for a little over five times the rental. Other good propositions.

For further particulars inquire of E. J. MAAS REALTY CO., Inc., West 102nd St. Phone Riverside 0804

ELEVATOR APARTMENT Washington Heights, near Broadway Rent about \$10 room (not raised). Will be sold for less than

St. Nicholas Av., near 152d St. FIVE STORY 22 FOOT RESIDENCE for sule, \$15,000.

F. & G. PFLOMM, 1333 BROADWAY. Borough of Manhattan-Miscellaneous.

\$21,000 Cash WILL BUY 6-STORY ELEVATOR APARTMENT HOUSE

Mortgages running approximately 10 years, with very small amortizations. Rents over \$19,000. Exceptional investment. We recommend its purchase

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UNUSUAL OPPORTUNITY TO PURCHASE A BROADWAY CORNER APARTMENT HOUSE

Cash Required \$125,000 Telephone Plaza 6949, or Write N 526 Herald, 280 Broadwa FOR SALE 21 YEAR LEASEHOLD

OF PROMINENT 7TH AVE. CORNER with ontion to purchase FEE.

This is a rare opportunity. E. H. Rapaport, Icc. 200 Madison Ave. RENTAL \$3,852. PRICE \$22,500

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SACRIFICE PRICE Attorney 522 FIFTH AVENUE New York City Vanderbilt 8386

A Snap for Quick Buyer. \$15,000 cash buys 5 story, 50x100; 25 families; 4 and 5 rooms; rents \$11,500; all improvements; mortgage \$50,000, 5½%, 5 years. Price \$65,000, netting 25%. No brokers.

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"CONCOURSE CORNER"

3-4 - 4-5 - 1-6 Rent \$32,500. Will sell reasonable to buyer with \$60,000 cash BEDFORD PARK

2975 DECATUR AVE. Bargain, 13 room, all improvements. 40x10. If you want a Real Home loo this before buying and you will be vinced. OWNER, 2426 MORRIS AVE.

\$20,000 Cash buys choice corner taxpayer, West Bronx: 10 stores leased at \$11.250 per annum; \$45,000 mortgage, \$%. 5 years, netting \$7,000 per annum. No brokers.

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2678 Valentine Av. Phone Fordham 6195.

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Broadway Subway Short Walk From Elm Ave. Station. NEW

Tax Exempt Houses ALL ON EASY TERMS

1-FAMILY -KAST 23D ST.; S 50x100; all up-to-date improvements; 2-car garage; reduced to \$27,006. 1-FAMILY -EAST 23D ST.: 6
30x100: all up-to-date improvements:
1-car garage: price \$18,000.

5 2-FAMILY houses, EAST 19TH ST., between Aven, N and O: 12 rooms, 2 batts; piot 28k 125.9; 2-car garage; ready for sale and rent; \$18,000 each; easy terms, LOUIS R. PAULSON, Builder, on Premises, or 1,132 East 23d St., Brooklyn, Telephone Midwood 4066.

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\$2,000 Cash buys 301 10th St., above ment brick, 3-family; all improvements, price \$10,000. \$1,500 Cash each buys 468-470-472
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72 17th st., near Shore Road, three blooks
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Premissa open, or COLONIAL ROAD
HOUSING CORPORATION, 215 Montague st.,
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SMALL PAYMENT DOWN

VALUES ARE RAPIDLY INCREASING
-SUBWAY AND "L" PROPOSED GET
IN WHILE PRICES ARE LOW.
1 family, 0 rooms; parquet, electric,
steam heat; 36,500.
1 family, 7 rooms and glassed porch;
all improvements; \$6,200.
1 family, 6 rooms, all modern improvements, \$6,500.
Bungalow, 5 rooms and sun parlor;
hot water heat; \$5,500.
2 family, 11 rooms, all improvements;
\$8,500.

improvement.

TAKE INTERBORO TO NOSTRAND
AV. THEN FLATBUSH AV. TROLLEY
TO AVE. N. OPEN SUNDAY.

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MUST BE SOLD

Price \$13,500; Cash \$2,500

EDWARD A. JOHNSON,

TAX EXEMPTION SAVES \$1,750,

glass enclosed porch, steam heat, parquet floors, tile bath, beautiful fixtures. Take Culver line "L" to 18th Ave., walk south to 51st 8t. PHONE 8303 BLYTHEBOURNE.

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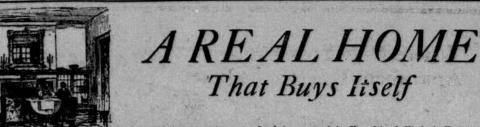
170 Acres

Borough of Queens

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On 350 lot tract in Astoria, Queensboro, owned by Hon, John J. Kindred—Tapestry Brick and Limestone—All outside rooms—15 minutes from Grand Central. REFLECTIONS OF YOUR DREAMS Living Room - Twin ripartment Dwellings KINDRED-MAYOY HOMES ASTORIA LI

direct supervision of C. F. & D. E. McAvoy & L. C. L. Smith: decorations and color plan by Agnes Rowe Fairman; furnished by Bloomingdale; landscaping by Flushing Nurseries. wo 6-room apartments; open fireplaces—2 large sleeping porches. mall cash payment from responsible purchasers; Income from ented apartment will meet future payments.

4-CAR GARAGE WITH PRIVATE DRIVEWAYS Send for descriptive pamphlet of this semi-suburban community served by the Dual Subway System, adjoining Arleigh and the new East River Park. Initial operation housing 28 families just co pleted on Howland Street north of Ditmars Avenue, Astona. The savings of garage fees combined with the substantial saving that Tax Exemption provides, will give you your OWN RENTAL FREE and a margin above. Show-house open for inspection; designed and constructed under

Take Queensboro Subway to Ditmars Avenue, Astoria-or motor across Queensboro Bridge and follow left branch of Queensboro Plaza Tel. 1605 Astoria.

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TAX EXEMPT 6 room 30x100 sun parlor, large atte, see that with hot water generator. Highest class fixture and decoration. Asbestos an asphalt roofing, guarantee for 20 years.

osts for street lighting.

Our own original plans, with several variations in beautiful exterior designs, giving a delightful individuality to every home.

Office, 11104 Liberty Avenue, Richmond Hill South Fulton St. 'L' to Greenwood Av. Station, foot of Greenwood Av. Stalrway, Telephone 3036-7757 Elchmond Hill.

REAL ESTATE-Out of City.

REAL ESTATE-Out of City. Long Island-Sale or Rent

NOT MERELY

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PRICE \$8500

Located on MERRICK ROAD, Just East of Five Corners Hotel, MERRICK ROAD. Owner on Premises SUNDAY. BE 9 HERRIMAN AVE JAMAIUM TELEPHONE JAMAICA 2682

FREEPORT, L. I. Houses and Bungalows

BUILDING PLOTS



\$3,000 Cash

improved avenues at Carden City Estates, 35 minutes from Penn Station, N. Y., or Flatbush Ave., Brooklyn. Nine rooms and three baths. A house suitable for all year occupancy by a professional or business man of standing. Balance of purchase of the professional or business man of standing.

A. L. Studley, Nassau Boulevard, Garden City. L. I. Phone Garden City 1987

WATER FRONT 10 Acres. \$35,000

North Shore, Long Island 30 miles out; 650 feet sand beach, protected yacht anchor-age; 3 master bedrooms, 2 ser-vants' bedrooms, 3 baths; garage for 2 cars, 3 stalls; 1 room; 2 room cottage; partiy wooded; several build-ing sites, MORTCAGE \$2500 HELD BY TRUST COMPANY.

WARREN MURDOCK.

On the North Shore, 30 minutes out, 60 electric trains daily, 2 trains after midnight, 1½ acres, view of Bay and Sound, one of the highest points on Long Island, 8 rooms, 5 baths, 3 car garage, sand bathing beach hollow tile construction, slate roof, one of the show places of the North Shore. Send for photos. Will sell for \$10,000 under cost and make reasonable terms. THOS. O'CONNELL. Manhaeset, Phone 226. 150 Nassaust, Beekman 4804.

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BRIGHTWATERS, L. I. ON GREAT SOUTH BA Attractive FURNISHED **COTTAGES & BUNGALOWS**

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All the Better Cottages FOR RENT OR SALE

Beautiful Home EAST SETAUKET, L. I.

Eight rooms, all year round home: a acre land; shade; fruit; fine for chicken raising; large garden. 3 minutes walk from water. 5 minutes to post office; 15 minutes walk from railroad station, on fine residential street. Must be sold to settle Offering \$5,800 for quick action Particulars L. C. CLARKE, Port Jefferson, L. I. Phone 207

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\$19,500 cash and \$50,000 mortrage we buy exceptional estate—land 3 acres we beautiful trees; house 6 master and servants bedrooms, 5 baths; \$10,000 pit organ; 4-car garage with 5 rooms at bath above; sand bathing beach in concetion with property. Price \$69,500.

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FURNISHED COTTAGES BAY SHORE BRIGHTWATERS & VICINITY TO RENT FOR THE SUMMER.

E. BREWSTER, AGENT BAY SHORE. PHONE 302.

AN estate of about 20 acres, located on a hill top; best part of the wonderful North Shore of Long Island. Beautiful views of Long Island Sound; superb sandy bathing beack. House of 14 rooms and 4 baths; combination garage and stable for saddle borses; chicken house and runs. Grounds very beautifully landscaped. Possession at once. Must be sold regardless of its value. For permit call at Room 601, 409 Fifth Av.

Glen Cove-Oyster Bay Section

WAVERLEY BILLS, LITTLE NECK, L. I.

Price \$12,750, cash \$3,000; under constru

Level and within easy reach of transportation. In a rap-idly growing section and at a price which will afford the developer a handsome profit. JOSEPH NEUSTADT 115 Broadway, N. Y. City. Phone Rector 1150. Murray's Special Woodhaven Office gas, separate furnesses, electric traces, electric gas, separate furnesses, electric traced; sewers; 11 foot drive; in an elegan residential section; near Long Island Rail road station and Jamaica "L"; only 2 left act quick, as this house is exceptionally we built and in great demand; come ready thay; eash \$2,000. TERMS to suit. For further particulars apply to JOHN J. RANDALL CO. (Owner)
FREEPORT, L. I., N. Y. 15 N. Long Beach Ave.,

Nuy: cash \$2,000.

\$8,000 for a fine one family, 7 rooms and sas, furnished special constraints and closed porch; drive see floors and trim. Jankac av.; in the beautiful Forcest Park section; on finished street; must be seen to be appreciated; hurry; cash \$2,000.

Murray 78th 8t. Tel. Richmond Hill 8185. Auto service.

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QUEENS VILLAGE
COMPLETE LIST OF HOMES FOR SALE.
\$5,900 to \$50,000 JAMES P. BOYLE

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Sell Furnished or Unfurnished COMPLETELY FURNISHED ONLY 6 MONTHS AGO. Great Neck Estates New Dutch Colonial House 5 Bedrooms-3 Baths Large Plot; Garage Price and particulars apply
I. G. WOLF, 1270 Broadway, N. Y
Tel. Penn. 6944. Sunday, Great Neck 35

PICTURESQUE WATERFRONT HOM 20 Minutes by Motor to "GRAY ROCK," a beautiful home on the store of Long Island. Elevated subway to Penn, and Grand Central stations. Sc. fare zone. Hollow tile stucce. 2-car garage. Large porches and sleeping porch. Billiard room. Cement tennis court. Near 4 golf links, boating and bathing. Boathouse with private sandy bathing beach. Large shade trees. Good all year, \$25,000; worth \$75,000. CHAS. M. NOBLE, Harriman Bank Bilg., 44th St. and 5th Ave. Murray Hill 6780.

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250 FEET SHORE FRONT

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COLONIAL HOUSE

522 5th Av., N. Y. Vanderbilt 9486 **ENGLISH HOUSE**

OWNER FORCED TO SELL T. B. & H. W. ACKERSON, Court St. and Brightwaters, L. I.

BAY SHORE & BRIGHTWATERS, Furnished Coffages and Bungalows, FOR RENT FOR SUMMER SEASON. Every cottage listed. Illus. Catalogue. W. A. Schwab Phone 200.